



PLANNING STAFF REPORT

MEMO DATE: June 1, 2022

MTG. DATE: JUNE 8, 2022

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Josh Straka – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: Greywolf Certified Survey Map

BACKGROUND

Property Owner: Scarlet Badger, LLC

Location: Parcel #0811-331-9001-1

Area: 36.8 acres

Agents: Todd Rizzo - Greywolf

Existing Zoning: RH, Rural Holding

Proposed Zoning: RH, Rural Holding

OVERVIEW

The applicant is seeking approval of a Certified Survey Map to divide an existing 36.8-acre parcel with 11 acres on proposed Lot 1 and the remainder in Lot 2. The proposed Lot 1 consists of potentially buildable upland areas, and Lot 2 consists of lower, wetter areas that are adjacent to McCarthy County Park.

The applicant is seeking to divide the parcel at this time to facilitate the sale of the land. There is no specific development proposal being brought forward now. A future rezoning and site plan approval are among the steps required prior to any development of the property.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan designates this area as Planned Mixed-Use Area #5, and notes that the eastern portion of the site consists of wetlands and floodplains that should be protected. The proposed CSM splits the lot along these lines with the western Lot 1 consisting of the potentially buildable upland areas and the eastern Lot 2 consisting of the lower, wetter areas. Therefore, splitting the parcel as proposed is consistent with the intent of the plan.

ZONING CONSISTENCY

The parcel is currently zoned RH, Rural Holding. The applicant has not applied for rezoning now so, if approved, both of the CSM parcels will retain the RH zoning. Prior to any

development, a rezoning to the appropriate district will be required. Therefore, the CSM is consistent with the current zoning.

STAFF RECOMMENDATION

Staff recommends that the requested Certified Survey Map be **APPROVED WITH CONDITIONS**, with the conditions as follows:

Planning

1. Per 274-38(B), the CSM shall show “existing zoning on and adjacent to the proposed land division.”

Engineering

1. The applicant shall dedicate a width of 80' from the County Highway N centerline to match the dedication from Amazon property on the west side of N.